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37, 4769 Hubalta Road SE
Calgary, Alberta

MLS # A2221222



\$320,000

Division:	Dover		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Asphalt, Common, Off Street, Parking Lot, Paved, Plug-In,		
Lot Size:	-		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Privat		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Shelving Units (Basement), Wall Cubbies (Half Bath), Beverage Shelving, Wood Ceiling/Wall

Uniquely affordable opportunity, in a well-maintained complex where most of the exterior maintenance has been renovated and upgraded within the past decade: roofing, rainware, windows, doors, landscaping, fencing, vinyl siding - the rest is stucco and brick. There are fewer than 2 dozen Active 3 Bedroom homes over 1100 square feet in the whole City of Calgary under \$340k. This beautiful 2-storey townhome has the more rare combination of recent updates, stylish finish, window coverings, 1.5 bathrooms, in-suite laundry, a mostly developed 481 square foot full basement with window and faces a green walking path area in a convenient central community between Elliston Park and International Avenue. The foyer area includes a hanging closet, and the wall beside can have a bench/hook area easily. On one side is the full-depth laminate-floor living room, larger than many single family homes, so allows room for seating, TV, entertainment plus possible desk area. The huge window overlooks the large NW privately fenced yard, complete with grass, garden bed and concrete patio. Unbelievably, Century Manor allows personal landscaping with permission from the Board, encouraging pride of ownership. To the other side of the entry is the open herringbone-designed dining room and L-shaped kitchen, large enough to offer room to expand the cabinetry and/or counterspace and larger gatherings can easily be accomplished as often as desired. A pantry closet and updated half bath complete this level. Up the newer carpeted stairwell are three over-sized bedrooms, all of which are deep enough for seating or desk areas, the primary also having a deeper full-width step-in closet. The upper floor also has a deep cubby, that could be converted into a built-in for linen, cleaning supplies or games, and the full bathroom has both a tub and shower unit in addition to the vanity. Last but not

least, the complete basement level includes a versatile open recreation, media or games space that can accommodate a large study space as well, and the area is finished with full electrical and drywall, vibrant paint, and beverage/snack ledge surrounding the back wall under the window. There is a good-sized hobby room that could be utilised for temporary guest use, and a massive laundry area with compact utility mechanical area and under-stair storage can easily handle a second full bathroom if so desired. Dover is an incredible, diverse community, close to all access routes, with numerous schools, parks, tennis courts, a public pool, shopping, transit, and close to the core, golf courses, and more. There will be open houses available but this home won't be around long.